

**MINUTES OF THE
AUBURN CITY PLANNING COMMISSION
MAY 6, 2003**

The regular session of the Auburn City Planning Commission was called to order on May 6, 2003 at 6:30 p.m. by Chairman Nesbitt in the Council Chambers, 1225 Lincoln Way, Auburn, California.

COMMISSIONERS PRESENT: Hale, Manning, McCord, Smith, Chrm. Nesbitt

COMMISSIONERS ABSENT: None

STAFF PRESENT: Will Wong, Community Development Director;
James Michaels, Assistant Planner; Janet Ferro,
Administrative Assistant

ITEM I: CALL TO ORDER

ITEM II: PLEDGE OF ALLEGIANCE

ITEM III: APPROVAL OF MINUTES

The minutes of April 1, 2003 were approved as corrected. The minutes of April 15, 2003 were approved as submitted.

ITEM IV: PUBLIC COMMENT

None.

ITEM V: PUBLIC HEARING ITEMS

A. Historic Design Review – 844 Lincoln Way (Auburn Country Grill) The applicant requests approval of a Historic Design Review for signage on an existing awning.

Assistant Planner James Michaels gave the staff report. He described the colors and materials proposed and noted staff supports the request.

The public hearing was opened.

Ken Teichmann, Solace Graphics, gave additional information.

The public hearing was closed.

Comm. Hale **MOVED** to find the project Categorically Exempt from the California Environmental Quality Act (CEQA) per Section 15301 (Existing Facilities), and to approve the proposed signage for Auburn Country Grill subject to the conditions listed in Exhibit A of the staff report.

Comm. Manning **SECONDED**.

AYES:	Hale, Manning, McCord, Smith, Chrm. Nesbitt
NOES:	None
ABSTAIN:	None
ABSENT:	None

The motion was approved.

B. Civic Design – 12065 Persimmon Terrace (Phase 2 Muff Office Building) – File CD 03-2. The applicant requests approval of a Civic Design to construct a 3,392 square foot professional office building located at 12065 Persimmon Terrace.

James Michaels gave the staff report, giving the Commission background on this two phase project. In 1979 the Planning Commission approved a use permit allowing two office buildings at the subject location, and this application is for that Phase II construction. He described the project for the Commission and responded to questions.

The public hearing was opened.

Michael Murphy, project architect, gave additional information and addressed Commissioner's concerns. The Commissioners were concerned about stepping stones that will be coming off the sidewalk to the side of the new building, feeling that this should also be a sidewalk for safety reasons. Murphy explained that the stepping stones were planned for maintenance people to access the back of the building and to discourage the public for going to that area. He assured the Commission that there is adequate pedestrian access to the building, including handicap access.

The public hearing was closed.

Comm. Smith **MOVED** to find the project Categorically Exempt from the California Environmental Quality Act (CEQA per Section 15332 (In-Fill Development Projects), and to approve the Civic Design for the Phase II Muff Office Building – 12065 Persimmon Terrace subject to the conditions listed in Exhibit A of the staff report.

Comm. Hale **SECONDED**.

Comm. Manning noted concerns with the current trash enclosure being inadequate with the construction of additional square footage.

The public hearing was reopened.

Michael Murphy returned to advise that if the existing enclosure proves to be inadequate, they will include another bin or move the enclosure.

The public hearing was again closed.

AYES:	Hale, Manning, McCord, Smith, Chrm. Nesbitt
NOES:	None
ABSTAIN:	None
ABSENT:	None

The motion was approved.

C. Subdivision Amendment – 10012 Brentwood Circle (Hausman Amendment) – File SUB AMEND 731.2(A). The applicant requests approval of an amendment to the existing building footprint for Lot #13 of the Brentwood Subdivision. The amendment will allow an additional building footprint of 288 square feet for the construction of a deck on the north side of a proposed residence.

James Michaels gave the staff report. The Brentwood Subdivision was approved in 1987, at that time each lot was approved with a building footprint that included setbacks which are less restrictive compared to the City's setback requirements. Since that time eleven homes have been constructed and the Planning Commission has approved building footprint amendments for eight of those lots. He described the applicant's request and noted that a boundary line adjustment was also part of the request, and provided additional information in that regard.

The public hearing was opened.

Byron Hausman, applicant, provided additional information and responded to questions.

The public hearing was closed.

Comm. McCord **MOVED** to find the project Categorically Exempt from the California Environmental Quality Act (CEQA) per Section 15305(a) – Minor Alterations in Land Use Limitations, and to approve the amendment to the existing building footprint for Lot #13 of the Brentwood Subdivision – 10012 Brentwood Circle subject to the conditions listed in Exhibit A of the staff report.

Comm. Smith **SECONDED**.

Chrm. Nesbitt **MOVED** modify Condition #3 to read:

Condition #3:

If required to comply with the Building Code and subject to the approval of the Community Development Department, the applicant shall complete and record a boundary line adjustment between Lot #13 (APN: 040-390-037) and Lot #11 (APN: 040-390-035) prior to issuance of a building permit for the deck.

Comm. Hale **SECONDED**.

The amendment was approved unanimously by voice vote.

The vote on the main motion as amended:

AYES:	Hale, Manning, McCord, Smith, Chrm. Nesbitt
NOES:	None
ABSTAIN:	None
ABSENT:	None

The motion was approved.

ITEM VI:

COMMUNITY DEVELOPMENT DEPARTMENT FOLLOW-UP REPORTS

A. City Council Meetings

None.

B. Future Planning Commission Meetings

The next meeting will be May 20, 2003.

C. Reports

- i. Scheduling for General Plan discussions.

The Commission discussed their options regarding items to be covered, costs involved, meeting times, etc.

ITEM VII: PLANNING COMMISSION REPORTS

Comm. Hale advised that she noted Auburn Imports cars parked in front of a neighboring business, and was advised the space had been rented by Auburn Imports. She also noted that at the rear of Don's Carpets, there were many carpet remnants behind the building and it was unsightly. Director Wong will advise the Code Enforcement Officer.

ITEM VIII: FUTURE PLANNING COMMISSION AGENDA ITEMS

None.

ITEM IX: ADJOURNMENT

The meeting was adjourned at 7:50 p.m.

Respectfully submitted,

Janet Elaine Ferro, Administrative Assistant